

Phase 5 Living Water Urban Design Planning Brief

July 2025

Town of Collingwood Urban Design Manual (UDM, 2024)

Through the Preconsultation process, the Town requested a brief on how the subject application addresses identified sections to the Urban Design Manual (UDM). The following commentary explains how the proposed Phase 5 addition to the existing Living Waters development is consistent with the UDM for each of the Town-identified UDM sections.

Background

The Living Water Resort development is a multi-phase condominium hotel accommodation enterprise situated at the North-east corner of Balsam Street and Harbour Street. Over the past two decades it has become an integral and successful component of Collingwood's tourism sector offering facilities for visitors and residents alike.

The overall phasing approach was clearly articulated in the early site plan submissions. Phase 1 was site plan approved through a registered Site Plan Agreement in 2006. Phase 2 was site plan approved in 2012, Phase 3 in 2014, Phase 4 in 2019. In total, all phases provide 220 units.

Each phase is representative of the Owner's approach to market conditions, provision of support/complimentary services and architectural expression that helps delineate development phases. Each new phase is connected to a previous phase through on-site vehicular and pedestrian connections, common ground floor entrances and internal corridors, elevators and functional services such as hydro, water, sewer and communications. Operationally, all phases are run as one entity. Functionally, all phases are seamless. All phases are subject to condominium descriptions.

From a local land use policy direction, the subject lands are designated as a "Strategic Growth Area" on Schedule 1 and, more specifically as "Mixed Use Corridor I" on Schedule 2. Both designations encourage higher density/intensity uses in mid to high rise building structures. Commercial hotel type uses as typified by the subject application are permitted.

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B. Parking

Parking facilities are distributed over the site: west of phases 1 and 4 and north of phase 3. The UDM acknowledges that parking along street frontages is permitted for large commercial developments. The visual impact of required parking areas is broken up.

Accessible and electric vehicle parking spots are provided in each parking area. Bicycle storage racks spaces are appropriately distributed around the building.

Parking lanes, spaces and access are located and designed to meet zoning and engineering standards while respecting building orientation, main access points and pedestrian circulation.

F. Site Character

There are several aspects that subjectively define the character of Living Water. Primarily, differentiation and character are promoted through the use of architectural façade treatment of materials, fenestration and roofline. In addition, landscape features, in particular along the road allowances are mature and will be maintained. Finally, the building structures are laid out to maximize practical distance from the water's edge and, respect viewsheds and access along the harbour frontage.

For the most part, the subject lands are set apart from neighboring properties through the combination of roads, setbacks and mature landscaping. In this manner, the individual character of the subject lands is not seen as being either complimentary or detrimental to nearby developments.

J. Open Areas

A key attribute to Living Water that is maintained with Phase 5 is the centrally located landscaped outdoor seating and recreational area. This area is open and includes children's play areas. Physical and visual access is maximized and current usage confirms the location and design are successful.

K. Outdoor Amenity Space

See above.

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L. Building Service Uses

Delivery spaces and garbage/recycling facilities are provided “back of house” at the south-east corner of Phase 2. These facilities direct principle service uses away from public areas and amenities.

N. Utilities

Apart from meeting necessary code requirements, the main utility service is a hydro substation. This utility is located at the west edge of the west parking lot and is relatively unobtrusive and dissociated from public activity and access routes.

O. Lighting

A photometric plan has been provided. The approach is to provide lighting similar to the existing development in order to reduce impact on off-site areas while providing safe nighttime access and navigation on-site.

P. Trash and Recycling

See “L” above.

R. Snow Storage/Melt

Site planning provides for several areas around the site for snow storage. These various areas are identified on the site plan. Operationally, it is evident that existing provisions for snow storage and removal are quite adequate.

Buildings (7)

The existing four Phases exhibit an innovative approach to the “Lakeshore and Mountainside Recreation” architectural theme. Each phase, including this proposed Phase 5, is designed to be visually enticing to the visitor and present individually distinct design elements. Apart from architectural expression, this approach retains an overall design and use context while avoiding what otherwise could be a large monotonous single structure.

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Height and massing in Phase 5 will be overall consistent with the previous four phases.

As noted previously, although Living Water is being developed in distinct phases, operationally and functionally, it is one project. Existing site and building access points and facilities will be utilized in Phase 5.

Active Transportation (8)

Phase 5 will continue to provide active transportation opportunities offered through the existing approved development. The site remains reasonably accessible to the local bus transit routes; the site sits at the corner of two public streets; the site remains easily accessible to pedestrian traffic that outlets to existing town sidewalk and trail routing; there are 50 bicycle storage racks distributed around the site, and; concrete sidewalks are located around the west and south sides of the existing phases and as Phase 5 is basically an additional wing to Phases 1 through 4, the sidewalk system remains as an asset.

Landscaping and Public Spaces (10)

The existing site has significant existing landscape and open space features available to visitors (see 6 J, above). In addition, Phase 5 will provide soft landscaping around the north and south sides of the building per the submitted landscape plan.

The approach is to continue to have Living Water as an attractive landscaped site and for Phase 5 to be a positive extension of that approach. The Phase 5 landscape plan proposes at least 75 tree plantings and several hundred coniferous, deciduous shrubs and various ground covers and grasses.

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Landscaping Approach (Budrevics)

Summary

The provisions of the UDM are for the most part met in many ways through the existing development comprising Phases 1 through 4. This proposed Phase 5 is an extension of the design and development approach that has resulted in the success of Living Water thus far. The proposed design and landscape approach for Phase 5 will result in a Living Water project having a consistent urban design character definition set by its four predecessor phases.